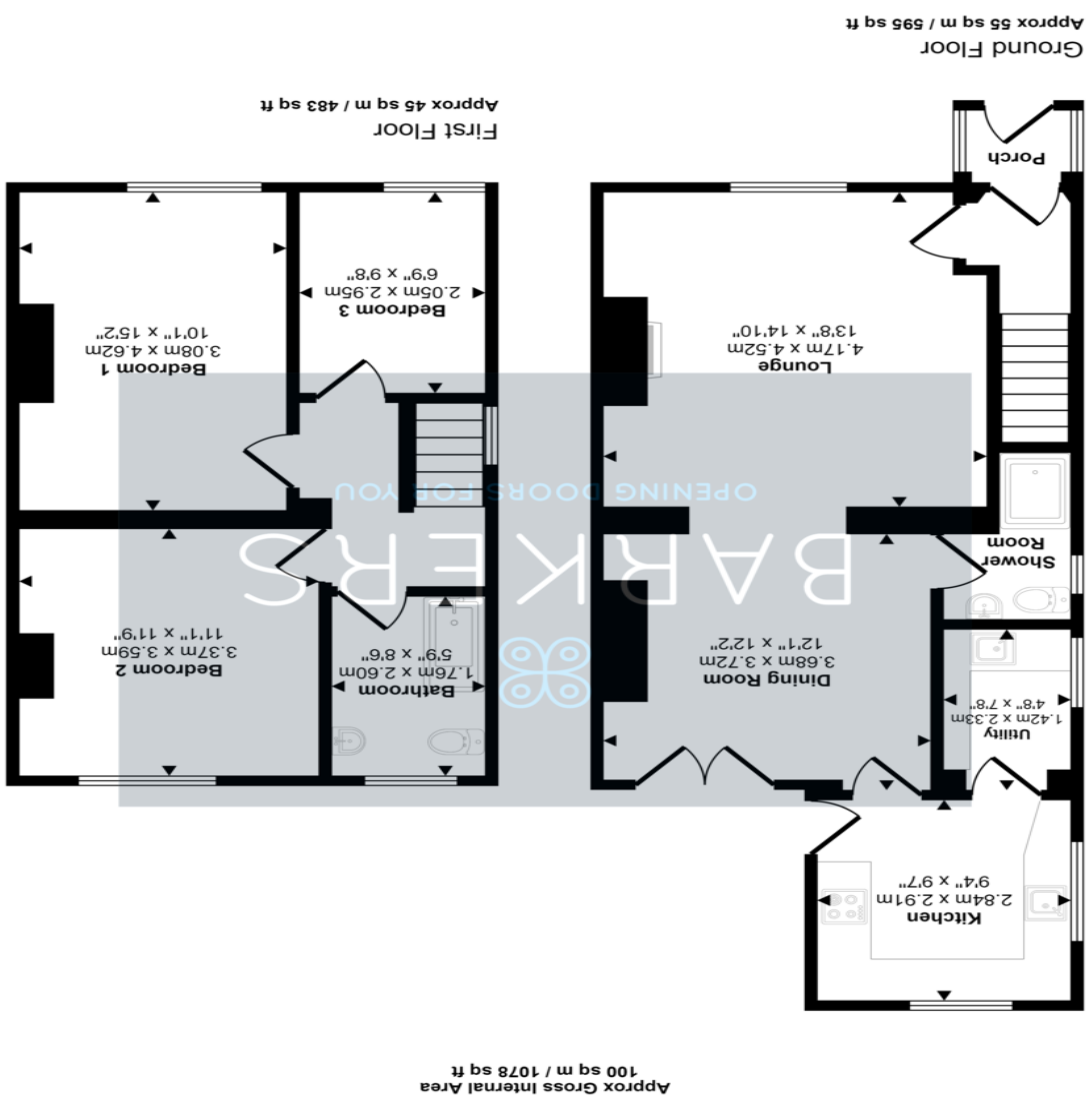


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**BARKERS**  
OPENING DOORS FOR YOU



**47 Leeds Road**  
Mirfield, WF14 0BY  
**Asking Price Of £249,995**

- END TERRACED PROPERTY
- KITCHEN
- LOUNGE
- DINING ROOM
- UTILITY ROOM
- THREE BEDROOMS
- HOUSE BATHROOM
- IDEAL LOCATION
- GARDENS FRONT AND REAR
- GAS FIRED CENTRAL HEATING



# Full Description

## DESCRIPTION

We are pleased to offer to the market this well presented three bedroomed end terraced property with uPVC double glazing and gas fired central heating, located in the picturesque village of Mirfield with access to local amenities, the M62 motorway network and local schools. The accommodation comprises: entrance porch, lounge, dining room, downstairs shower room, kitchen, utility room, house bathroom, three bedrooms. The property has gardens to the front and rear with parking to the side of the property, alarm system and outside lighting.

## ENTRANCE PORCH

Part glazed front door leading into the entrance hall with door leading into the lounge and stairs to first floor.

## LOUNGE

13' 8" x 14' 10" (4.17m x 4.52m)

Featuring a gas fire and open plan leading into the dining room.

## DINING ROOM

12' 1" x 12' 2" (3.68m x 3.71m)

With patio doors leading out into the rear garden.

## SHOWER ROOM

Fitted with a three piece suite comprising low flush WC, pedestal hand wash basin, electric shower, part tiled walls.

## KITCHEN

9' 4" x 9' 7" (2.84m x 2.92m)

Fitted with a range of modern base and wall units, complementary work surfaces, inset bowl sink unit with mixer tap, gas hob with extractor over, electric oven, built in fridge/freezer, dishwasher.

## UTILITY ROOM

4' 8" x 7' 8" (1.42m x 2.34m)

Fitted with a range of base and wall units, complementary work surfaces, housing the boiler, space for washing machine and tumble dryer.

## FIRST FLOOR LANDING

With stairs leading to the first floor with doors leading off into three bedrooms and house bathroom.

## HOUSE BATHROOM

5' 9" x 8' 6" (1.75m x 2.59m)

Fitted with a modern three piece suite comprising low flush WC, pedestal hand wash basin, panelled bath with shower over, fully tiled walls and flooring.

## BEDROOM ONE

10' 1" x 15' 2" (3.07m x 4.62m)

Double bedroom to the rear of the property.



## BEDROOM TWO

11' 1" x 11' 9" (3.38m x 3.58m)

Master bedroom with views to the front of the property.

## BEDROOM THREE

6' 9" x 9' 8" (2.06m x 2.95m)

Single bedroom to the front of the property with access to the loft space with ladders and boarded.

## EXTERIOR

To the front of the property is a small yard, land to the left of the property which is an access road for the properties with parking for numerous vehicles, walled patio area to the rear ideal for outside entertaining leading to a lawned garden with borders and shrubs.

## DIRECTIONS

From our Birkenshaw office head south east on Old Lane towards Royds Walk turn right onto Whitehall Road/A58 at Chain Bar roundabout take the 2nd exit onto the M606 slip road to Huddersfield M62, merge onto M606 at Junction 25 take the A644 exit to Huddersfield/Brighouse at Clifton Interchange take the first exit onto Wakefield Road/A644 at Cooper Bridge roundabout take the first exit onto Leeds Road then take the first left where the property will be found.

## ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: B

